

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, January 10, 2012

8:00 P.M.

ROOM 206
Town Hall

GENERAL MEETING

Amendment of Site Plan #273-A, Darien High School, 80 High School Lane.

Proposed establishment of a fuel cell station to power electric vehicles.

Business Site Plan #33, Brian McKay, Flair Fitness, 551 Boston Post Road.

Formal discussion and review of the Commission's July 2011 decision to increase the class sizes at Flair Fitness and to allow a sublease.

Amendment of Special Permit #130-A/Site Plan, Darien Ice Rink, 55 Old King's Highway North.

Request to install six mechanical/HVAC units on a new concrete pad.

Flood Damage Prevention Application #296, Tschebull, 8 Silver Lakes Drive.

Request for extension of time to implement project.

Business Site Plan #248, Day Street Development, LLC, 1015 Boston Post Road/13 Grove St.

Request for interpretation that extension of time to commence and implement project is not needed, or in the alternative, a request for an extension of time for one more year to December 31, 2012.

Amendment of Site Plan Application #251/Special Permit Application #246, Land Filling & Regrading Application #184, CL Darien Partners, LLC, Wakemore Street (possibly Kensett Lane).

Request to modify Condition I of the Adopted Resolution regarding drainage, and modify the Wakemore Street drainage system.

Business Site Plan #242-A/Special Permit, Robert L. Mazza d/b/a Sugar Bowl, 1033 Boston Post Road.

Proposing to establish outdoor dining in front of the existing building (adjacent to Boston Post Road), with benches and potted plants on the side of the building facing Brook Street.

Amendment of Special Permit #9-B, First Congregational Church, 14 Brookside Road.

Placement of construction trailer on a temporary basis, until August 31, 2012 for use by Hunter Gregory Realty Corporation.

Discussion only regarding:

Proposed Amendments to the Darien Zoning Regulations put forth by Christopher & Margaret Stefanoni (COZR #5-2011).

Proposing to establish a new section of the Darien Zoning Regulations entitled, "Affordable Housing Floating Zone". This new section would establish a floating zone which could be automatically applied to any lot in Darien at the option of the property owner. It would allow CGS 8-30g affordable housing developments on any lot in Town as a Principal Use as-of-right. It would establish specific Area and Bulk requirements regarding setbacks, and allow structures to be up to three stories and forty feet in height, with a maximum density of thirty-five (35) units per acre. The proposed new regulations would also allow for

legalization of existing “in-law” unit(s). The full text of the proposed zoning regulation amendments is on file and available in the Town Clerk’s office and the Planning and Zoning Office for inspection. *HEARING CLOSED ON 11/22/2011. DECISION DEADLINE: JANUARY 26, 2012.*

Approval of Minutes

November 15, 2011 General Meeting/Public Hearing
November 22, 2011 General Meeting/Public Hearing

Any Other Business (Requires two-thirds vote of Commission)

PUBLIC HEARING

Continuation of Public Hearing regarding Flood Damage Prevention Application #304, Land Filling & Regrading Application #268, Kim & Christa Mathew, 68 Buttonwood Lane. Proposing to fill in where the proposed residence is in the flood hazard area, and compensate by an excavation of equal area and volume in another part of the site; level the back yard; and perform related site development activities within a regulated area. The subject property is located on the south side of Buttonwood Lane, approximately 550 feet east of its intersection with Mansfield Avenue, and is shown on Assessor’s Map #10 as Lot #50, in the R-1 Zone. *PUBLIC HEARING OPENED ON 11/22/2011.*

Land Filling & Regrading Application #267, Scott Leahy, 117 Leeuwarden Road. Proposing to fill, regrade, and construct associated retaining walls along the sides and rear of the property, and perform related site development activities. The subject property is located on the west side of Leeuwarden Road, approximately 800 feet south of its intersection with Old Oak Road, and is shown on Assessor’s Map #29 as Lot #122, and is in the R-1/2 Zone.

ADJOURN.